

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 24, 2016**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

**1. Roll Call**

***Council Members***

Dr. Stewart Beckett III, Chairman *{excused}*  
Mr. Whit C. Osgood, Vice Chairman  
Mrs. Jill Barry  
Ms. Karen Boisvert *{excused}*  
Mr. Lawrence J. Byar  
Mr. Kurt P. Cavanaugh  
Mr. William T. Finn  
Mr. Thomas P. Gullotta  
Mrs. Cara (Tonucci) Keefe

(a) **Pledge of Allegiance.** *led by Vice Chairman Osgood*

**2. Public Comment.**

(a) **Presentation by Friends of Glastonbury Rowing - \$73,000 contribution to Riverfront Boathouse.**

**Mr. Bill Boll of FOGRI** submitted the final payment of \$73,000 to complete the pledge of \$250,000 to the town. He thanked Jeff and Dale Carstens and Heather Summers and all the people that had founded the team, worked for the boathouse and made the team a success. They provided Heather Summers a coatrack made out of an old Glastonbury oar. Vice Chairman Osgood thanked the group on behalf of the Town Council adding that it is groups like this that make Glastonbury what it is.

**Mr. Herbert S. May of 20 Brookhaven** spoke through a sign language interpreter and explained the inconvenient curve in the property line that creates mowing issues. He said he paid Dutton Engineers to come in and would like the town to straighten out the property boundaries.

3. **Special Reports.** *None*

4. **Old Business.** *None*

5. **New Business.**

(a) **Action on 2018-2022 Capital Improvement Projects – preliminary priorities for July 2017 funding (refer to Board of Finance).**

Mr. Johnson reviewed his memo to the Council on the topic dated January 20, 2017, saying that the Boards of Finance and Education had met with the Council when the CIP was presented and discussed and would be addressing questions that had come up. He informed the Council that they will get the consultant CES to review the newly proposed Board of Education air conditioning solution for the classrooms. He said that there was only one accident at the Woodland Street intersection due to a failure to negotiate but there were no injuries. Regarding Minnechaug, he said that they need further information on the cost to fully restore. Mr. Byar thanked Mr. Johnson for the information on the sinking fund noting that they may not be able to substantially fund it right away. Mr. Johnson said that they could do some modeling.

Mr. Gullotta reiterated Board Chairman Karp's concern about going to referendum to fund a boiler because if the people vote it down, it puts the town in a quandary should the boiler fail. Regarding Minnechaug, he noted the money invested and the future money planned questioning the viability of the facility for a sport that is in decline. He also questioned what would happen if the current operator were to walk away and they were unable to attract another. Mr. Byar agreed regarding the referendum for a boiler saying that the sinking fund is just a separately funded account to ensure there is money there when work needs to be done. Mr. Cavanaugh asked about the replacement of the irrigation system at Minnechaug. Mr. Johnson said that they need to identify what needs replacing. Mr. Cavanaugh asked for information on the annual rounds and potential future rounds as well as the payback period for the improvements. He asked if town forces could do the work at Woodland Street. Mr. Johnson said they could spend this year getting some information with hopes they could help solve the issue.

Mr. Finn said that the town does a good job returning unspent funds and encouraged the Town Manager to maximize that effort this year given the financial position of the state and that it would in turn, cause financial difficulties for the town. Vice Chairman Osgood noted the dam on black ledge and beavers in the area expressing concern they would expend money to dismantle the dam only to have it restored by the beavers. Mr. Johnson said that the Army Corps of

Engineers have some methodology to dissuade the beavers. Vice Chairman Osgood stated that he felt their CIP should be about \$1M more than it is even if they aren't able to do it this year. Mr. Johnson agreed saying that it will be a challenge this year but should be on their radar.

**Motion By:** Mr. Cavanaugh

**Seconded By:** Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby refers the 2018-2022 Capital Improvement Program to the Board of Finance for a funding report and recommendation, including the following preliminary project recommendations for fiscal year 2017-2018.

**Result:** Motion passes unanimously {7-0-0}.

**6. Consent Calendar.**

- (a) **Action on proposed amendment to Building-Zone Regulations – PAD and ARZ (set public hearing).**
- (b) **Action on Final Development Plan – PAD – South Mill Village Phase IV (set public hearing).**
- (c) **Action to set joint Council and Town Plan & Zoning Commission preliminary public hearing – 75 Glastonbury Land, LLC – Major Amendment, Somerset Square PAD, 75 Glastonbury Boulevard.**

**Motion By:** Mr. Cavanaugh

**Seconded By:** Mr. Gullotta

- a. **Amendment to Building Zone Regulations – Planned Area Development (PAD) and Adaptive Redevelopment Zone (ARZ).**

BE IT RESOLVED, that the Glastonbury Town Council (Zoning Authority) hereby schedules a public hearing for 8:00 p.m. on Tuesday, February 14, 2017 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, to consider proposed amendments to the Building-Zone Regulations: Section 4.12.6 – Project Phasing – Planned Area Development; Section 4.17.5 – Project Phasing – Adaptive Redevelopment Zone; Section 4.17.1 – Definitions – Tandem Parking Space – Adaptive Redevelopment Zone; Section 4.17.2(c) – Development Intensity – Floor Area Ratio and Parking Calculation – Adaptive Redevelopment Zone; Section 4.17.3 – Procedures and Applications – Adaptive Redevelopment Zone; Section 4.17.22 – Procedures and Applications - Adaptive Redevelopment Zone.

- b. **Final Development Plan – Still Hill Construction, LLC – South Mill Village Phase V.**

BE IT RESOLVED, that the Glastonbury Town Council (Zoning Authority) hereby schedules a public hearing for 8:00 p.m. on Tuesday, February 14, 2017 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, to consider the application of Still Hill Construction, LLC, for Phase V of South Mill Village Planned Area Development – Final Development Plan approval, as recommended by the Town Plan & Zoning Commission.

c. **Preliminary Development Plan – 75 Glastonbury Boulevard Planned Area Development.**

BE IT RESOLVED, that the Glastonbury Town Council (Zoning Authority) hereby schedules a joint Town Council and Town Plan & Zoning Commission preliminary public hearing at 8:00 p.m. on Tuesday, February 28, 2017 on the application of 75 Glastonbury Land, LLC for a Major Amendment to the Somerset Square Planned Area Development – 75 Glastonbury Boulevard, for construction of a 4-story, 100 unit apartment building with approximately 150 surface parking spaces.

**Result:** Motion passes unanimously {7-0-0}.

**7. Town Manager's Report.**

Mr. Johnson reviewed his report to the Council dated January 20, 2016, noting that the re-landscaping plan for Fox Run Mall was approved by TPZ. Regarding banking security, Mr. Johnson explained the pre-note process and checks in place to prevent fraud. Mr. Byar asked about the budget cap. Mr. Johnson said that the law is flawed for example the town expense budget is up but much of the increase has revenue offsets. Mr. Gullotta questioned why they don't send a paper check and asked how items get on the CIP. Mr. Johnson said that proposals come from various sources but are reviewed and vetted before going on the list. Mr. Byar said the dates are fine and asked about the banks they do business with suggesting a safety audit. Mr. Johnson reviewed the banks they do business with and that they are going through the cash management process with the auditors.

Mr. Gullotta expressed preference for Council Chambers for the budget process. Mr. Johnson said that it may be available March 8. Mr. Cavanaugh asked about what seems like the 5<sup>th</sup> change for Glastonbury Boulevard. Mr. Johnson said that the below grade parking is the challenge but this plan is smaller so that element was eliminated but they still need sign-off from other property owners. Mrs. Barry said she wanted to pursue smoke free parks and wanted to move forward. Mr. Johnson said that it was already forwarded to Policy and Ordinance so he would follow up with that group. Mr. Gullotta was hopeful the Glastonbury Boulevard

developer secured the permissions before coming to the hearing. A consensus was reached for the budget hearing for 7PM on March 8, 2017.

**8. Committee Reports.**

*None*

**(a) Chairman's Report.**

**9. Communications.**

**(a) Letter from John Phelan, President, Second Century Fund, regarding proposed Library renovation project.**

**10. Minutes**

**(a) Minutes of January 10, 2017 Council Meeting.**

*Motion By:* Mr. Cavanaugh

*Seconded By:* Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the Regular meeting held January 10, 2016.

**Result:** Motion passes by the following vote {6-0-1}

**For:** Vice Chairman Osgood, Mrs. Barry, Mr. Byar, Mr. Cavanaugh, Mr. Finn and Mr. Gullotta

**Against:** None

**Abstain:** Mrs. Keefe {excused}

**11. Appointments and Resignations.**

*None*

**PUBLIC INFORMATION HEARING – 8:00 P.M.**

PRESENTATION AND PUBLIC COMMENT ON THE PROPOSAL FOR CONSTRUCTION OF A WIRELESS COMMUNICATION TOWER FACILITY AT 63 WOODLAND ST, AS DESCRIBED IN THE TECHNICAL REPORT TO THE TOWN OF GLASTONBURY – PROPOSED WIRELESS COMMUNICATIONS FACILITY – HOPEWELL/SOUTH GLASTONBURY FACILITY, BY ECO-SITE AND T-MOBILE. **POSTPONED**

**12. Executive Session.**

**(a) Potential property acquisition.**

**(b) Matters pertaining to security of Town computer systems.**

***Motion By:*** Mr. Cavanaugh

***Seconded By:*** Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby enters executive session at 7:48 pm for the purposes of a potential land acquisition and security of town computer systems.

***Result:*** Motion passes unanimously {7-0-0}.

***Present for the executive session were Town Council Members: Mrs. Jill Barry, Mr. Lawrence J. Byar, Mr. Kurt Cavanaugh, Mr. William Finn, Mr. Thomas P. Gullotta, Mrs. Cara Keefe and Mr. Whit Osgood with Town Manager, Richard J. Johnson.***

***Motion By:*** Mr. Cavanaugh

***Seconded By:*** Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 8:15 pm.

***Result:*** Motion passes unanimously {7-0-0}.

**13. Adjournment**

***Motion By:*** Mr. Cavanaugh

***Seconded By:*** Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of January 24, 2016, at 8:16 pm.

***Result:*** Motion passes unanimously {7-0-0}.

**Respectfully submitted,**

***Kimberly Meanix Miller***

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Recording Clerk**

**Stewart Beckett, III  
Chairman**